



239 Grace Street

Byker, Newcastle Upon Tyne, NE6 2RP

** THIS PROPERTY IS NOW "SALE AGREED" AND THERE ARE TO BE NO FURTHER VIEWINGS - WE WOULD LOVE TO HEAR FROM YOU IF YOU HAVE A PROPERTY TO SELL AND WANT ONE OF OUR "GONE" BOARDS TOO! PLEASE GET IN TOUCH **

** FIRST FLOOR FLAT ** TWO DOUBLE BEDROOMS ** CLOSE TO LOCAL AMENITIES ** IDEAL FIRST TIME BUY **

CHAIN FREE ** TWO BEDROOMS ** LOUNGE ** KITCHEN & BATHROOM ** PRIVATE AREA TO REAR FOR OFF

STREET PARKING* ** 999 YEAR PEPPERCORN LEASE FROM 1ST NOVEMBER 1989 ** COUNCIL TAX BAND A **

ENERGY RATING D **

Offers Over £69,950

239 Grace Street

Byker, Newcastle Upon Tyne, NE6 2RP



- First Floor Flat
- Close To Local Amenities
- 999 Year Peppercorn Lease From 1st November 1989
- Two Bedrooms
- Space For Off Street Parking To Rear
- Council Tax Band A
- Ideal First Time Buy
- Chain Free
- Energy Rating D

Entrance

External

Landing

Lease Information

Lounge

11'10" x 10'8" (3.61 x 3.26)

Kitchen

10'7" max x 10'6" max (3.25 max x 3.22 max)

Bedroom 1

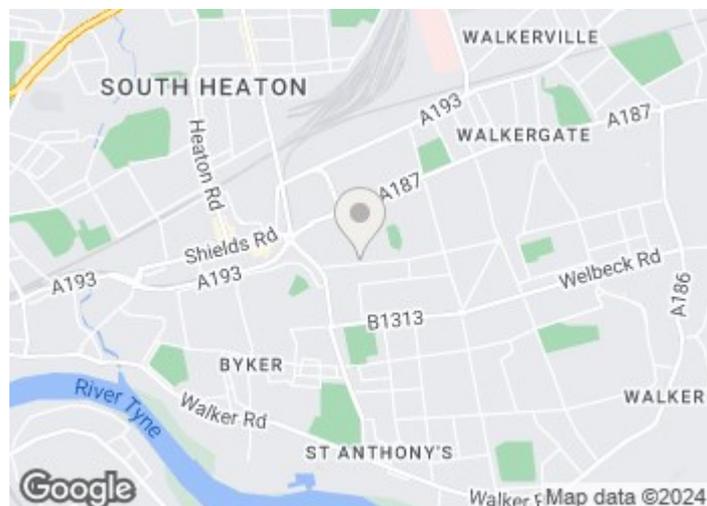
11'10" x 10'9" max (3.61 x 3.28 max)

Bedroom 2

12'5" x 8'5" (3.80 x 2.58)

Bathroom

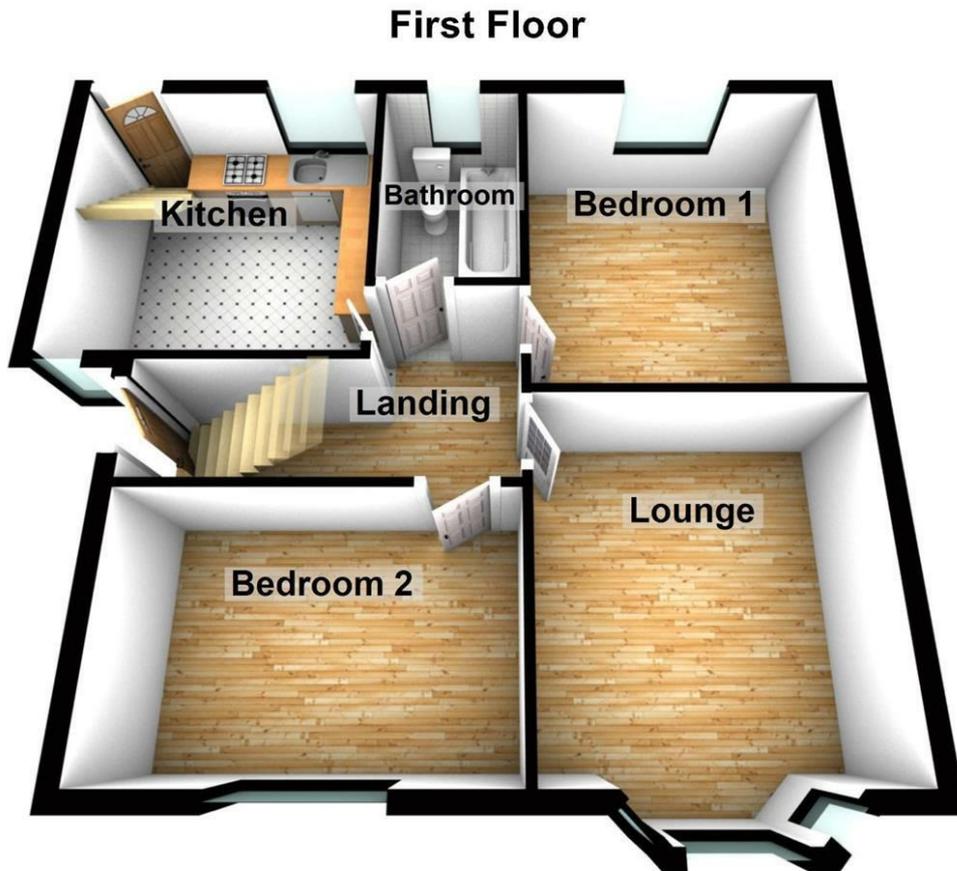
7'4" x 4'10" (2.24 x 1.48)



Directions



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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| Energy Efficiency Rating | | Current | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 68 | 74 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |